

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

217 COMMERCIAL STREET ASSOCIATES INC

Located at

217 COMMERCIAL ST (38 Wharf)

PERMIT ID: 2018-00043

ISSUE DATE: 03/02/2018

CBL: 032 V005001

has permission to **Replace existing double door with 5' x 5' window and replace entrance door with new 3' door and 2' side light. Necessary masonry work to complete installation.**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 hour notice is required.	A final inspection must be completed before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.
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/s/ Greg Gilbert

Fire Official

/s/ Greg Gilbert

Building Official

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

Approved Property Use - Zoning

Building Inspections

Fire Department

38 Wharf - 1st floor restaurant with offices
above

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: buildinginspections@portlandmaine.gov

**Check the Status of Permit or Schedule an Inspection at
<http://www.portlandmaine.gov/planning/permitstatus.asp>**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspections Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
- **Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC), one set of printed approved stamped construction documents will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit		Permit No: 2018-00043	Date Applied For: 01/10/2018	CBL: 032 V005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same - 1st floor - Restaurant		Proposed Project Description: Replace existing double door with 5' x 5' window and replace entrance door with new 3' door and 2' side light. Necessary masonry work to complete installation.		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Deborah Andrews	Approval Date: 02/21/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
<ol style="list-style-type: none"> Existing exposed conduit and spotlights, which were installed without approval, must be removed. Any new lighting must be reviewed and approved by historic preservation staff. Mason to contact HP staff to review and approve test patch prior to proceeding with repointing and/or masonry reconstruction. Door hardware to have dark bronze finish All details of construction to be consistent with plans and specifications prepared by Lee Hulst and approved by the Historic Preservation Board on 111/1/17. 				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 01/23/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note: B-3 Zone & Historic District - all work is within the existing footprint and shell - work entails changes to the façade.				
Conditions:				
<ol style="list-style-type: none"> Any exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. This property is located in the Pedestrian Activities District (PAD) which regulates first floor uses to retail -like and other uses as listed in section 14-217(b)(1). The front windows shall not be blocked or have curtains that block out visibility from the sidewalk. Your use shall not change without review and approval prior to implementation This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work. 				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Greg Gilbert	Approval Date: 02/09/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
<ol style="list-style-type: none"> Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. All construction shall comply with City Code Chapter 10. Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code This permit is approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work. 				
Dept: Engineering DPS	Status: Not Applicable	Reviewer: Benjamin Pearson	Approval Date: 02/12/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
<ol style="list-style-type: none"> This approval is non-applicable to Engineering DPW as it relates to approval for Grease Control Equipment for the Fats, Oil, and Grease Program. If approval is needed for this project by the Engineering Department of Public Works for any other reason than FOG, please contact 874-8801. 				

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Greg Gilbert **Approval Date:** 02/09/2018

Note: **Ok to Issue:**

Conditions:

- 1) No life safety feature shall be removed or reduced where such feature is a requirement for new construction.
- 2) All means of egress to remain accessible at all times.
- 3) General Conditions
All construction shall comply with City Code, Chapter 10.
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43
All construction shall comply with 2009 NFPA 1, Fire Code.
This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).